



United States Environmental Protection Agency
Region 2
2890 Woodridge Ave.
Edison, New Jersey 08837

To whom it may concern,
Re: 12 School Rd, Monroe, NY AKA Mr Scott Rosmarin "The Rosmarins"
This letter is in response to The Request for Information by U.S. Environmental Protection Agency, Region 2 in letter dated August 17, 2016.

Please accept this submission as a request by Rosmarins Cottages to have an exemption from the Lead Based Disclosure Rule because our seasonal tenants occupy the cottages less than 100 days.

My family has been operating Rosmarins Cottages since 1942. Our leases state that the tenant rents the cottage from Memorial Weekend until the weekend after Labor Day. However it should be noted those dates were an accommodation allowing for tenants to come earlier to set up and later to shut down their cottage. Historically (This being our 75th season) tenants arrive Memorial Weekend to set up their cottage and then return the 3rd or 4th week of June to stay for the summer. By permitting this earlier set up time it furnishes the tenant the opportunity to create a punch list of what they would like to have done to their cottage, recognizing that the cottages have been vacant from September to the end of May, ie: new mattress, fix drip in kitchen sink, new toilet, replace screens, etc. By the time the tenant returns 3 to 4 weeks later we've had the time to accomplish most things on their list. As a further example of this accommodation regarding the Memorial Weekend date, the swimming pools are not filled until June 20th, the Cable TV is not turned on until June 15th. At the end of the season, tenants leave Labor Day, although a few come back the following weekend usually just for the day to finish closing their cottage for the season.

It is for these reasons that I feel Rosmarins Cottages should be exempt from the Lead Based Disclosure Rule as the tenants occupy the cottages less than 100 days as outlined in the U.S. Department of Housing and Urban Development's Guidance on the Lead-Based Paint Disclosure Rule.

I hope you take this into consideration while reviewing this case.

Sincerely,



Scott Rosmarin

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [redacted] hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 1 for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ 5100 -
Entertainment 2 adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	295.00
Air Conditioner...@ \$165.00/unit.....(1)	165.00
Cable Boxes...@ \$45.00/unit.....()	
Day Camp.....(1) 3 wks	1795 -
Ten Camp (14 to 16 year inclusive).....()	

TOTAL AMOUNT

= 7335 -

The total amount of money to be paid as follows:

\$ 400.00	Deposit Paid
600.00	upon signing this agreement due January 10, 2016
1585 -	on March 1, 2016
1585 -	on April 1, 2016
1585 -	on May 1, 2016
1580 -	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments. (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or on the premises (c) not to carry or use any guns, rifles, bb guns, bows and arrows or any other weapons on the premises (d) Not to use a clothes or dishwashing machine of any size (e) not to set up a tent without expressed consent in writing. (f) Outside lights may not be more than 120watts.
- It is understood that the proprietor has complete control over the use of the Rosmarins under the age of eighteen are prohibited from all adult functions.
- Swimming pools are opened and closed in accordance with the posted schedule. Children under 12 years of age Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from entering the hall. A fee of \$5.00 per person who is not listed above. Under no circumstances may visitors bring dogs or pets.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Children of school age (entering kindergarten and up) must be enrolled in the Day Camp. All children in the Day Camp must have medical examinations and medical forms filled out prior to the start of Camp.

ROS MARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone (516) 783-7222 Fax: (845) 782-7038

TENANT

PROPRIETOR

[Signature]

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC.
hereinafter referred to as the 'Proprietor' and [REDACTED]
hereinafter referred to as the 'Tenant'

1 A+B

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered ~~XX~~ for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ 3735
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	295.00
Air Conditioner...@ \$165.00/unit.....(3)	250 -
Extra Cable Boxes...@ \$45.00/unit.....()	
Day Camp.....()	
Teen Camp (14 to 16 year inclusive).....() CREDIT	2500 -

TOTAL AMOUNT

\$ 1780 -

The total amount of money to be paid as follows:

\$ 400.00	Deposit Paid
600.00	upon signing this agreement due January 10, 2016
400 -	on March 1, 2016
380 -	on April 1, 2016
	on May 1, 2016
	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR Scott P. [Signature]

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC.
hereinafter referred to as the 'Proprietor' and [REDACTED]
hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 6A for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>3735-</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@ \$165.00/unit.....(1)	<u>165-</u>
Extra Cable Boxes...@ \$45.00/unit.....()	_____
Day Camp.....()	_____
Teen Camp (14 to 16 year inclusive).....()	_____

TOTAL AMOUNT \$ 4195

The total amount of money to be paid as follows:

\$ <u>400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>800 -</u>	on March 1, 2016
<u>800 -</u>	on April 1, 2016
<u>800 -</u>	on May 1, 2016
<u>795 -</u>	on June 1, 2016

2. It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
3. The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
4. The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
5. It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
6. The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
7. There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
8. The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
9. Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR Scott Rosmarin

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [REDACTED] hereinafter referred to as the 'Tenant'



That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 10B for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>3735</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@ \$165.00/unit.....()	_____
Extra Cable Boxes...@ \$45.00/unit.....()	_____
Day Camp.....()	_____
Teen Camp (14 to 16 year inclusive).....()	_____

TOTAL AMOUNT

\$ 4030 -

The total amount of money to be paid as follows:

\$ <u>400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>760 -</u>	on March 1, 2016
<u>760 -</u>	on April 1, 2016
<u>760 -</u>	on May 1, 2016
<u>750 -</u>	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas; (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR Scott Pomeroy

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [REDACTED] hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 14B for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>6300 -</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@ \$165.00/unit.....(2)	<u>N/c</u>
Extra Cable Boxes...@ \$45.00/unit.....()	<u> </u>
Day Camp.....()	<u> </u>
Teen Camp (14 to 16 year inclusive).....()	<u> </u>

TOTAL AMOUNT

\$ 6595 -

The total amount of money to be paid as follows:

<u>\$ 400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>1400 -</u>	on March 1, 2016
<u>1400 -</u>	on April 1, 2016
<u>1400 -</u>	on May 1, 2016
<u>1395 -</u>	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120 watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR [Signature]

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC.
hereinafter referred to as the 'Proprietor' and [REDACTED]
hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 20A for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>3650 -</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@ \$165.00/unit.....(1)	<u>165 -</u>
Extra Cable Boxes...@ \$45.00/unit.....()	<u>37.00 -</u>
Day Camp.....(2)	<u>3550 -</u>
Teen Camp (14 to 16 year inclusive).....()	

TOTAL AMOUNT \$ 11,360

The total amount of money to be paid as follows:

\$ <u>400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>2590 -</u>	on March 1, 2016
<u>2590 -</u>	on April 1, 2016
<u>2590 -</u>	on May 1, 2016
<u>2590 -</u>	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR [Signature]

12/27/15

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [REDACTED] hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 23A for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>3515 -</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@ \$165.00/unit.....(1)	<u>165 -</u>
Extra Cable Boxes...@ \$45.00/unit.....()	<u> </u>
Day Camp.....()	<u> </u>
Teen Camp (14 to 16 year inclusive).....	<u>COURTESY DISC - 1000 -</u>
	<u>2015 OVERPAYMENT - 300</u>
TOTAL AMOUNT	\$ <u>2675 -</u>

The total amount of money to be paid as follows:

\$ <u>400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>420 -</u>	on March 1, 2016
<u>420 -</u>	on April 1, 2016
<u>420 -</u>	on May 1, 2016
<u>415 -</u>	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time, (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set-up a tent without expressed consent in writing. (f) Outside lights may not total more than 120 watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR Scott Fox

THIS AGREEMENT made First day of January 2016 between CAM ROSMARIN, INC.
hereinafter referred to as the 'Proprietor' and [REDACTED]
hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 38A for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ 5625-
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	295.00
Air Conditioner...@ \$165.00/unit.....(2)	330-
Extra Cable Boxes...@ \$45.00/unit.....(2)	90-
Day Camp.....(1)	3700-
Teen Camp (14 to 16 year inclusive).....(1) DISC	- 750-

TOTAL AMOUNT \$ 9290 -

The total amount of money to be paid as follows:

\$ 400.00	Deposit Paid
600.00	upon signing this agreement due January 10, 2016
2075-	on March 1, 2016
2075-	on April 1, 2016
2075-	on May 1, 2016
2065-	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

Rec'd ok - TENANT
2/8/16

PROPRIETOR

[Signature]

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [REDACTED] hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 43A for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ <u>4375-</u>
Entertainment <u>2</u> adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	<u>295.00</u>
Air Conditioner...@\$165.00/unit.....()	<u>165-</u>
Extra Cable Boxes...@\$45.00/unit.....()	_____
Day Camp.....()	_____
Teen Camp (14 to 16 year inclusive).....()	_____

TOTAL AMOUNT \$ 4835-

The total amount of money to be paid as follows:

\$ <u>400.00</u>	Deposit Paid
<u>600.00</u>	upon signing this agreement due January 10, 2016
<u>960-</u>	on March 1, 2016
<u>960-</u>	on April 1, 2016
<u>960-</u>	on May 1, 2016
<u>955-</u>	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR Scott Rosmarin

THIS AGREEMENT made the First day of January 2016 between CAMP ROSMARIN, INC. hereinafter referred to as the 'Proprietor' and [REDACTED] hereinafter referred to as the 'Tenant'

That the said Proprietor has agreed to Let to the said Tenant a bungalow situated on land in Monroe, New York, known as Rosmarins and herein being numbered 44B for a term commencing Memorial Day Weekend 2016, and ending the Sunday after Labor Day 2016, and which is to be occupied as a private dwelling only.

1. The Tenant agrees to pay the Proprietor for the said premises the following monies:

Rental of Bungalow, including gas, electric & 1 Cable Box.....	\$ 4300 -
Entertainment 2 adults \$272.83 plus 8.125 % sales/tax (\$22.17).....	295.00
Air Conditioner...@ \$165.00/unit.....(0)	165 -
Extra Cable Boxes...@ \$45.00/unit.....()	
Day Camp.....()	
Teen Camp (14 to 16 year inclusive).....()	

TOTAL AMOUNT \$ 4760 -

The total amount of money to be paid as follows:

\$ 400.00	Deposit Paid
600.00	upon signing this agreement due January 10, 2016
940 -	on March 1, 2016
940 -	on April 1, 2016
940 -	on May 1, 2016
940 -	on June 1, 2016

- It is distinctly understood and agreed, (a) there are no grace periods for the above payments, (b) the Tenant has no right to assign this contract or sublease any part or all of the premises.
- The Tenant agrees to use ordinary care in the use of the premises and the contents therein and agrees to surrender the same at the expiration of the term in the same condition as they now are, excepting reasonable wear and tear. The tenant also agrees to pay for any damages to the property known as Rosmarins, its bungalows and contents that may be incurred by him, his guests, or his family accidentally or otherwise. The Tenant also agrees not to make any alterations on the premises without the Proprietor's expressed consent in writing.
- The Tenant agrees (a) to park his automobile only in designated parking areas: (b) not to keep a dog in the bungalow or on the premises without expressed consent in writing. Dogs are not allowed on Day Camp grounds or Lake area at any time. (c) not to carry or use any guns, rifles, bb guns, bows and arrows, or sling shots anywhere on the premises (d) Not to use a clothes or dishwashing machine of any size in the bungalow (e) Not to set up a tent without expressed consent in writing. (f) Outside lights may not total more than 120watts.
- It is further understood that the proprietor has complete control over the use of the Recreation hall. Children under the age of eighteen are prohibited from all adult functions.
- The swimming pools are opened and closed in accordance with the posted schedule. Only those children attending Rosmarins Day Camp may use pools during camp hours.
- There is a fee for guests who use the swimming pool area. Guests are prohibited from the Recreation hall. A guest is anyone who is not listed above. Under no circumstances may visitors bring dogs on premises.
- The Tenant agrees to abide by all the rules and regulations as promulgated by the Proprietor.
- Any child of school age (entering kindergarten and up) must be enrolled in the Day Camp. All the children in the Day Camp must have medical examinations and medical forms filled out prior to opening date of Camp.

Mail Address: ROSMARINS
12 SCHOOL RD.
MONROE, NY 10950
Phone: (845) 783-7222 Fax: (845) 782-7038

TENANT [REDACTED]

PROPRIETOR _____

